



CONTRA COSTA COUNTY

AGENDA

Assessment Appeals Board

Thursday, December 4, 2025

9:00 AM

Administration Building 1025 Escobar
Street, Martinez

Agenda items may be taken out of order based on the business of the day and preference of the committee.

1. Roll call and introductions.
2. Hearing and discussion on attached agenda.

[25-5005](#)

Attachments: [120425 Agenda](#)

3. Adjourn.

The Committee will provide reasonable accommodations for persons with disabilities planning to attend the committee meetings. Contact the staff person listed below at least 72 hours before the meeting. Any disclosable public records related to an open session item on a regular meeting agenda and distributed by the county to a majority of members of the committee less than 96 hours prior to that meeting are available for public inspection at 1025 Escobar Street, Martinez, CA 94553, during normal business hours. Staff reports related to items on the agenda are also accessible online at www.contracosta.ca.gov. Public comment may be submitted via electronic mail on agenda items at least one full workday prior to the published meeting time.

The next meeting is currently scheduled for 12/11/25 @ 9:00a.m.

For additional information, contact: Laura Cassell (925) 655-2008.



CONTRA COSTA COUNTY

1025 ESCOBAR STREET
MARTINEZ, CA 94553

Staff Report

File #: 25-5005

Agenda Date: 12/4/2025

Agenda #: 2.

Advisory Board: Assessment Appeals
Subject: Hearing

CHAIR: Clark Anderson
Maimoona Ahmed
Debbie Mackey

CONTRA COSTA ASSESSMENT APPEALS BOARD MEETING

1025 Escobar St, 1st Floor, Martinez, California

Hearing Date: 12/4/2025 9:00 AM

Hearing Time	Appeal No.	Applicant	Parcel/Account No.	Nature of Application	Assessor's Rep.	Use	Full Value From Local Roll	Applicant's Opinion of Full Value
9:00 AM	2024-0999	AU ENERGY LLC	416-041-018-1	Pers Prop/Fixtures	Nguyen	35-4	\$4,388,527.00	\$2,559,303.00
9:00 AM	2024-0300	CLAYTON VALLEY SHOPPING CENTER	120-270-015-7	Decline in Value	Nguyen	42-4	\$1,210,961.00	\$350,000.00
9:00 AM	2024-0301	CLAYTON VALLEY SHOPPING CENTER	120-270-065-2	Decline in Value	Nguyen	42-4	\$30,905,685.00	\$9,200,000.00
9:00 AM	2024-0302	CLAYTON VALLEY SHOPPING CENTER	120-270-066-0	Decline in Value	Nguyen	42-4	\$3,849,305.00	\$1,150,000.00
9:00 AM	2024-0303	CLAYTON VALLEY SHOPPING CENTER	120-270-067-8	Decline in Value	Nguyen	42-4	\$6,261,856.00	\$1,800,000.00
9:00 AM	2024-0304	CLAYTON VALLEY SHOPPING CENTER	120-270-069-4	Decline in Value	Nguyen	42-4	\$7,631,837.00	\$2,200,000.00
9:00 AM	2024-0305	CLAYTON VALLEY SHOPPING CENTER	120-270-070-2	Decline in Value	Nguyen	42-4	\$3,090,865.00	\$900,000.00
9:00 AM	2024-0306	CLAYTON VALLEY SHOPPING CENTER	120-270-073-6	Decline in Value	Nguyen	42-4	\$23,687,968.00	\$7,100,000.00
9:00 AM	2024-0307	CLAYTON VALLEY SHOPPING CENTER	120-270-074-4	Decline in Value	Nguyen	42-4	\$4,843,920.00	\$1,400,000.00
9:00 AM	2024-0308	CLAYTON VALLEY SHOPPING CENTER	120-270-074-4	Decline in Value	Nguyen	42-4	\$4,843,920.00	\$1,400,000.00
9:00 AM	2024-0357	MLVI PARK LAKE APARTMENTS LLC	144-060-031-8	Decline in Value	McBrearty	27-2	\$15,560,542.00	\$7,780,271.00
9:00 AM	2024-0358	MLVI PARK LAKE APARTMENTS LLC	144-060-032-6	Decline in Value	McBrearty	27-2	\$15,560,542.00	\$7,780,271.00
9:00 AM	2024-0359	MLVI PARK LAKE APARTMENTS LLC	144-060-033-4	Decline in Value	McBrearty	27-2	\$18,672,628.00	\$9,336,314.00
9:00 AM	2024-0360	MLVI PARK LAKE APARTMENTS LLC	144-060-034-2	Decline in Value	McBrearty	27-2	\$21,784,833.00	\$10,892,416.00
9:00 AM	2024-0809	MM DANVILLE APARTMENTS LLC	216-120-037-9	Decline in Value	Yost	28-2	\$104,769,668.00	\$52,384,834.00
9:00 AM	2024-0385	PERA URBAN WEST CORP	172-020-042-5	Decline in Value	Nguyen	33-3	\$21,900,000.00	\$10,950,000.00

The Assessment Appeals Board will provide reasonable accommodations for persons with disabilities planning to attend meetings who contact the Clerk of the Board at least 24 hours before the meeting, at (925) 655-2000.

NO ACKNOWLEDGEMENT FORM RECEIVED

9:00 AM	2024-1118	AUTOZONE AS LESSEE/CHRIS COLETTA	128-310-048-3	Decline in Value	Nguyen	31-3	\$3,034,604.00	\$2,300,000.00
9:00 AM	2024-1119	AUTOZONE AS LESSEE/CHRIS COLETTA	416-160-057-4	Decline in Value	Nguyen	31-3	\$2,510,847.00	\$1,900,000.00
9:00 AM	2025-0129	BERRINGER, THOMAS P TRS	173-210-507-5	Decline in Value	Yost	29-1	\$330,000.00	\$290,000.00
9:00 AM	2024-0388	SHAPELL DEER CREEK LLC	222-270-047-4	Decline in Value	Yost	28-2	\$84,936,484.00	\$42,468,242.00

Consider approval of Withdrawals for 12/4/2025

Consider approval of Stipulations for:

- 2024-0288 & 2024-0289 HM GRANT STREET LLC
- 20024-0379 TRADER JOES COMPANY AS LESSEE
- 2024-0389 KAISER FOUNDATION HEALTH PLAN
- 2024-0390 & 2024-0391 SCG PINOLE VALLEY SHOPPING CTR
- 2024-0808 WCV AVENTINE HERCULES LLC
- 2024-0972 KCM BRENTWOOD LLC
- 2024-1073 218 DANVILLE PARK APARTMENTS LLC
- 2024-1125 HSRE-PCMS WALNUT CREEK MOB LLC
- 2024-1137 MIRAMAR MT DIABLO BLVD LLC

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